

Background on Zoning and Policy Guidance

Americana Hotel

(SPLN22-00004)

New Site Plan, Rezoning, Minor Site Plan Amendment

1400 Richmond Highway (RPC #35-001-002, -003)

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>



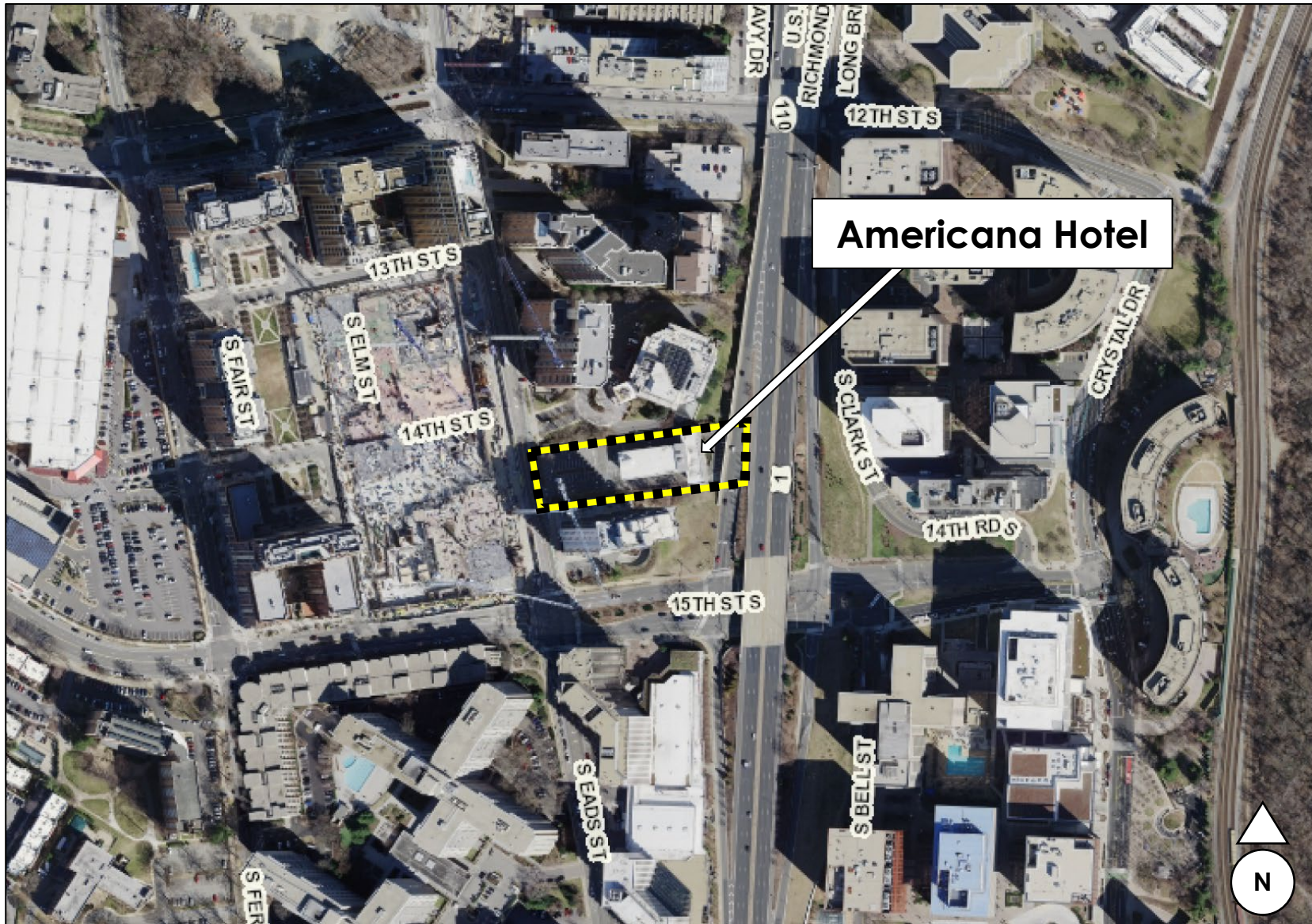
Proposal

New Site Plan

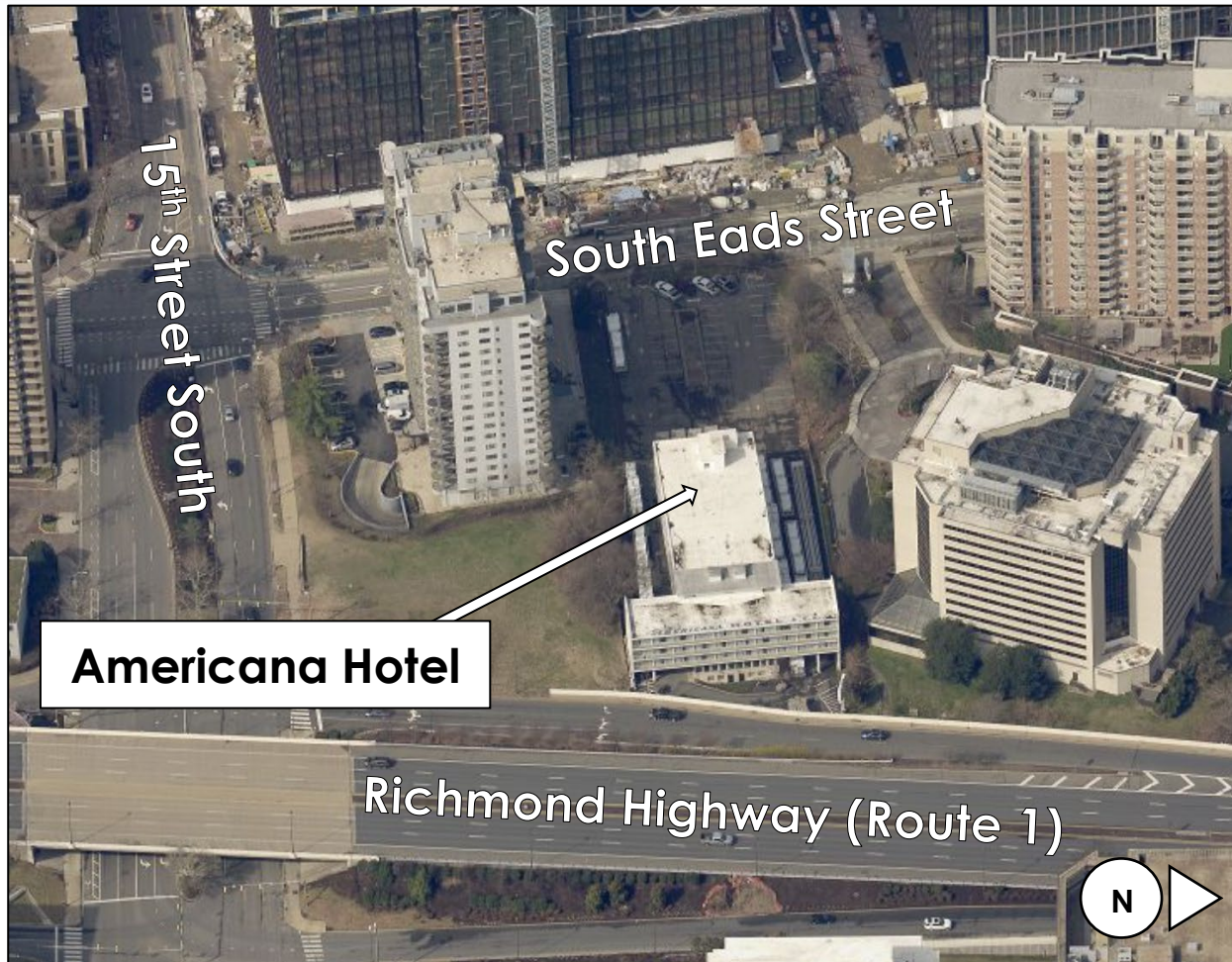
- Demolish existing Americana Hotel
- Rezoning to C-O Crystal City
- Construct new 19-story residential building with 644 units and 3,674 sf of ground floor retail (9.0 FAR)
- Underground parking garage and off-site shared parking at the Bartlett Apartments (0.60 spaces/unit)



Site Location



Existing Conditions



Aerial View



Site Background

- Americana Hotel opened in 1963 as a 30-room motor lodge
- Expanded to become a 102-room hotel
- Americana Hotel closed in December 2020
- Route 1 Multimodal Improvements Study by Virginia Department of Transportation (VDOT) may recommend an at-grade boulevard



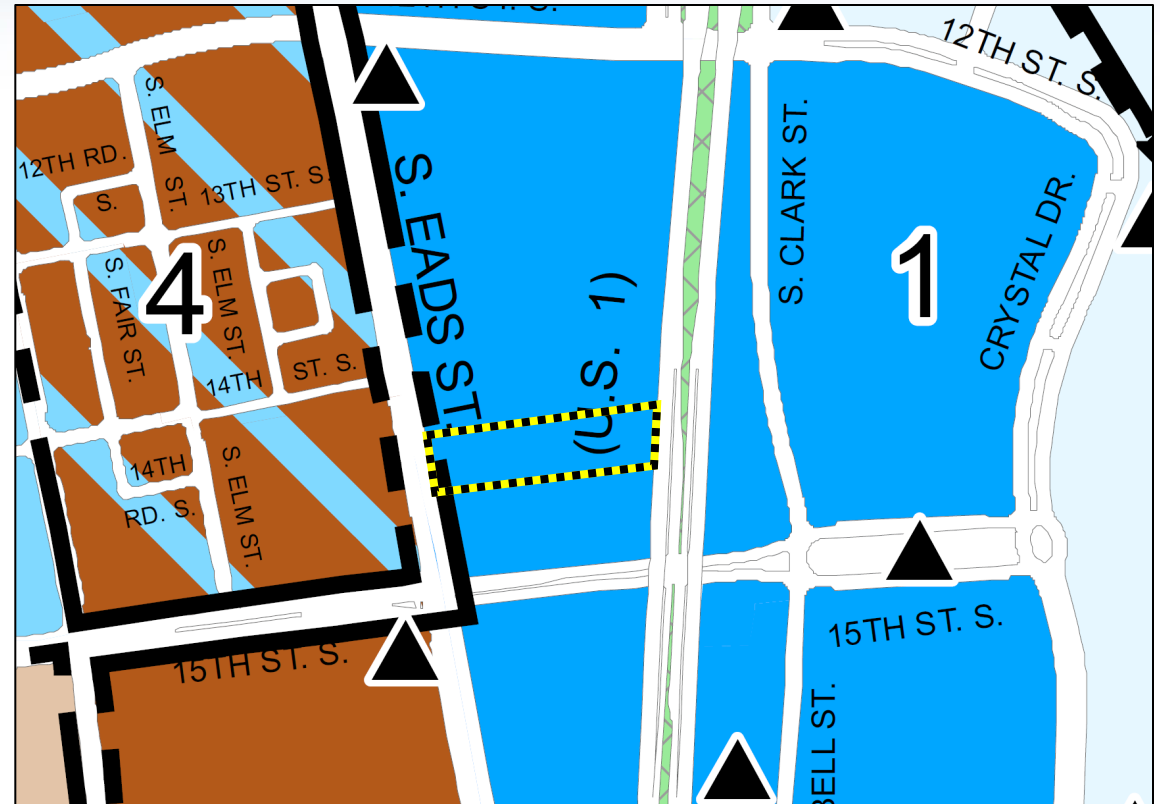
Land Use

General Land Use Plan (GLUP):

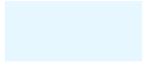


- “High” Office-Apartment-Hotel
- Crystal City Coordinated Redevelopment District (GLUP Note 1)

Notes





1. This area was designated the "Crystal City Coordinated Redevelopment District" on 9/28/10, to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.



Office-Apartment-Hotel

	Office Density	Apartment Density	Hotel Density		
	Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
	High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2

Symbols

	Metro Station (Existing)
	General Location for Public Space
	Memorial
	Public Ownership



Zoning

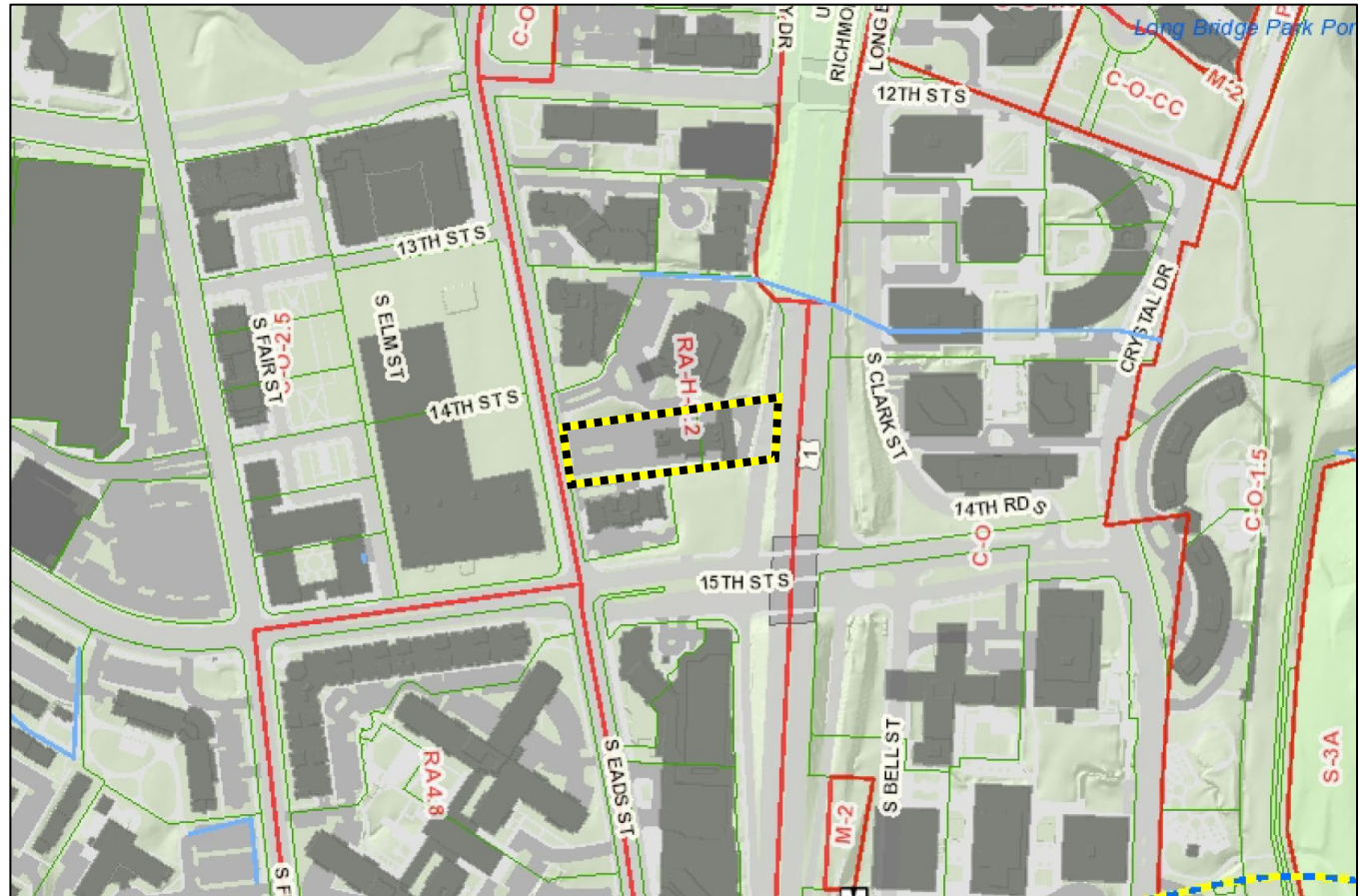
Existing Zoning:

RA-H-3.2, Multiple-Family Dwelling and Hotel District

Proposed Zoning:

C-O Crystal City, Mixed Use Crystal City District (ACZO §7.16)

- 4.8 FAR base residential density
- 200 ft max building height
- Various development standards



Application Types

To facilitate the project, the following applications are under review:

Site Plan

- To construct new residential building

Rezoning

- From RA-H-3.2 to C-O Crystal City

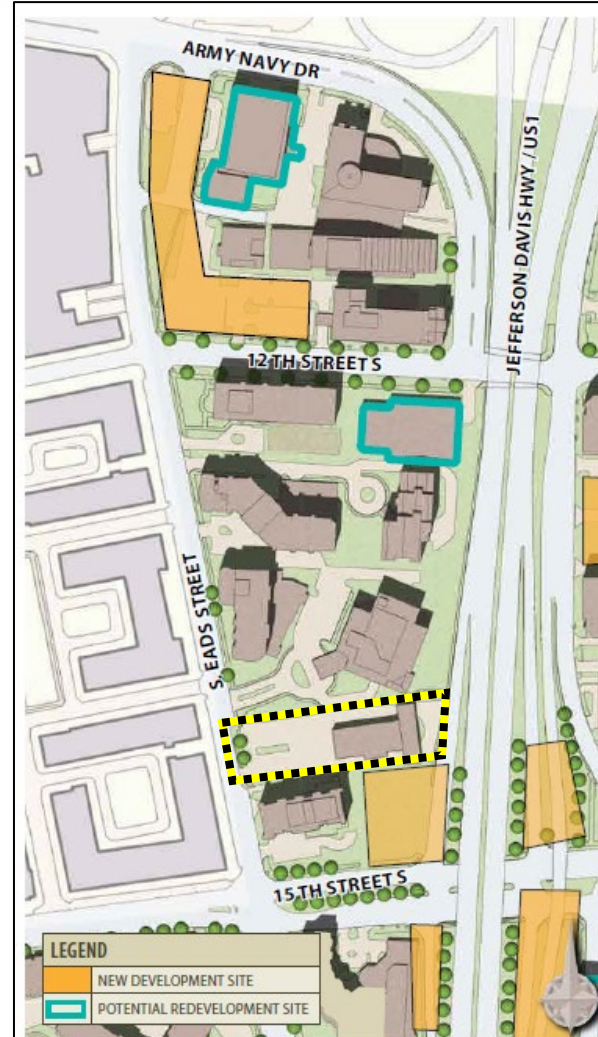
Site Plan Amendment (SP #105)

- For off-site shared parking (207 spaces) at the Bartlett Apartments (520 12th Street S.)

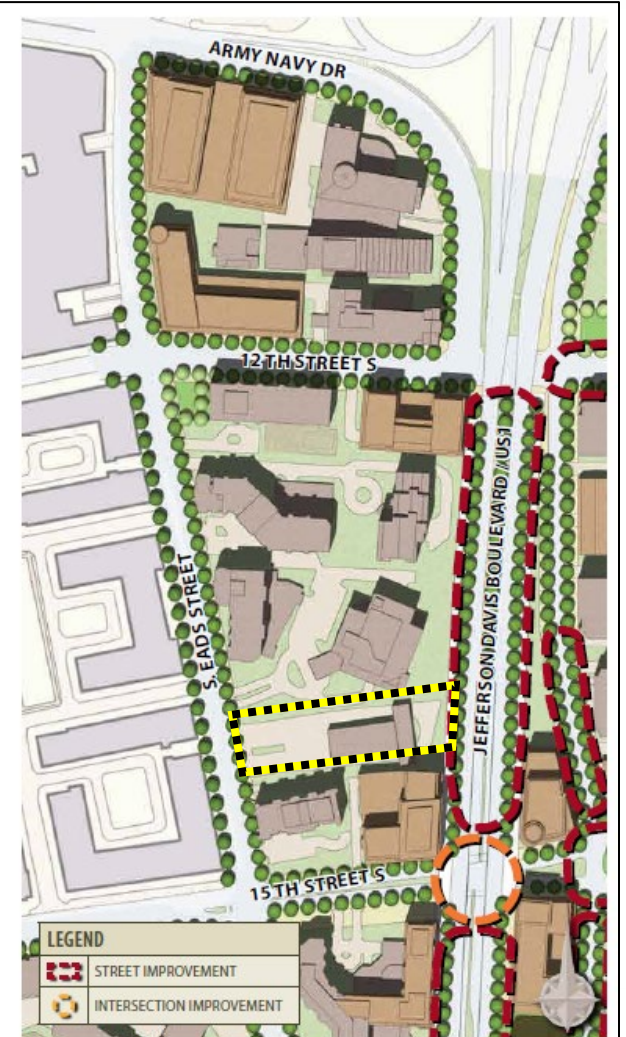
Policy and Administrative Guidance

Crystal City Sector Plan

- Provides a framework for future growth and encourages mixed-use development of office, commercial, residential and retail
- Site is located in Northwest Gateway District
- Not subject to Crystal City Block Plan requirements



Existing Conditions - Figure 3.3.15



Proposed Plan - Figure 3.3.16

More Information

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>

Kevin Lam

Planning Division

klam@arlingtonva.us

703-228-6982

Daniel Weir

SPRC Project Chair

danielweirarlington@gmail.com